

NOW INVITING
INSTRUCTIONS
FOR OUR
12 FEBRUARY AUCTION

SuttonKersh



1ST FOR AUCTIONS

THURSDAY 11 DECEMBER 2014

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



www.suttonkersh.co.uk

LOCATION



**MARRIOTT HOTEL
CITY CENTRE
ONE QUEEN SQUARE
LIVERPOOL L1 1RH**



AUCTION PROGRAMME 2014

AUCTION DATES

11 December

CLOSING DATES

8 November

AUCTION PROGRAMME 2015

12 February

18 January

16 April

22 March

4 June

10 May

16 July

21 June

10 September

9 August

22 October

20 September

10 December

13 November

ENTRIES ARE INVITED FROM OWNERS OR THEIR AGENTS

CONTACT

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: **auctions@suttonkersh.co.uk**

MERSEYSIDE'S LEADING AUCTION TEAM...



**James Kersh
Bsc (Hons)
MRICS**

Director
james@
suttonkersh.co.uk



**Andrew
Binstock
Bsc (Hons)**

Auctioneer



**Cathy Holt
MNAEA**

Auction
Manageress
cathy.holt@
suttonkersh.co.uk



**Katie Donohue
Bsc (Hons)
MNAVA**

Auction
Administrator
katie@
suttonkersh.co.uk



Alexa Taylor

Auction
Administrator
alexa@
suttonkersh.co.uk



**Shannen
Woods**

Auction
Administrator
shannen@
suttonkersh.co.uk



Victoria Kenyon

Auction
Administrator
victoria.kenyon@
suttonkersh.co.uk



Paul Holt

Auction
Administrator
paul@
suttonkersh.co.uk

AUCTIONEER'S PRE-SALE ANNOUNCEMENTS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £400 plus VAT by cheque made payable to Sutton Kersh.
- 18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

*GUIDE PRICES & RESERVE PRICES

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

AUCTION RESULTS THURSDAY 30 OCTOBER

LOT	PROPERTY	RESULT	PRICE
1	The Lodge, Clarke Gardens, Springwood Avenue, Woolton, Liverpool L25 7UN	Sold	£183,000
2	24 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA	Sold After	
3	33 Deysbrook Lane, Liverpool L12 8RE	Sold Prior	
4	28 Weldon Street, Liverpool L4 5QA	Sold	£43,000
5	150 Lawrence Road, Wavertree, Liverpool L15 0EG	Available At	£60,000
6	77 Millwood Road, Speke, Liverpool L24 2UR	Sold	£55,000
7	228 East Prescott Road, Liverpool L14 5NG	Sold Prior	
8	13 Onslow Road, Liverpool L6 3BA	Withdrawn	
9	37 Galloway Street, Liverpool L7 6PD	Postponed	
10	12 Finlay Street, Liverpool L6 6DP	Sold After	
11	27 Ritson Street, Liverpool L8 0UE	Sold	£35,000
12	83 Langton Road, Wavertree, Liverpool L15 2HS	Sold	£85,000
13	92 Stonefield Road, Liverpool L14 0NZ	Sold After	
15	51-53 Blessington Road, Liverpool L4 0RY	Withdrawn	
16	25 Dundonald Street, Birkenhead, Merseyside CH41 0AH	Sold Prior	
17	29 Prestwood Road, Liverpool L14 2EE	Postponed	
18	102 Oakhouse Park, Walton, Liverpool L9 1EP	Postponed	
19	80 Cranborne Road, Liverpool L15 2HX	Sold After	
20	2a/2b Long Lane, Walton, Liverpool L9 9AQ	Sold	£60,000
21	328 Sherdley Road, St. Helens, Merseyside WA9 5HA	Sold	£55,000
22	127 Windrows, Skelmersdale, Lancashire WN8 8NL	Sold	£48,000
23	175 County Road, Walton, Liverpool L4 3QL	Sold Prior	
24	16 Ellel Grove, Tuebrook, Liverpool L6 4AB	Sold Prior	
25	99b Church Road, Formby, Liverpool L37 3ND	Available At	£87,000
26	61 Stalisheld Avenue, Liverpool L11 2UN	Withdrawn	
27	Apartment 9, 31 Greenheys Road, Liverpool L8 0YH	Sold	£51,000
28	6/8 Garmoyle Road, Liverpool L15 3HW	Available At	£145,000
29	12 Windsor Road, Tuebrook, Liverpool L13 8BD	Sold After	
30	692-696 Prescott Road, Old Swan, Liverpool L13 5XG	Withdrawn	
31	1-10 Euston Grove, Prenton, Merseyside CH43 4TZ	Sold	£27,500
32	Concorde House Development, Charnley Road, Blackpool FY1 4PP	Available At	Poa
33	51 Lower Breck Road, Liverpool L6 4BX	Sold	£30,000
34	28 Queens Drive, Walton, Liverpool L4 6SH	Available At	£100,000
35	22 Harland Road, Birkenhead, Merseyside CH42 0LU	Available At	£60,000
36	319 Walton Breck Road, Liverpool L4 0SY	Sold Prior	
37	2 Olive Grove, Wavertree, Liverpool L15 8LU	Available At	£175,000
38	49 Strand Road, Bootle, Merseyside L20 4BB	Available At	£80,000
39	77 Ennismore Road, Old Swan, Liverpool L13 2AS	Sold	£58,000
40	99c Church Road, Formby, Liverpool L37 3ND	Sold After	
41	2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ	Postponed	
42	26 Empress Road, Liverpool L6 0BX	Sold After	
43	1 St. Marys Lane, Liverpool L4 5UA	Postponed	
44	28 Webb Street, Liverpool L7 4JW	Available At	£65,000
45	22 Sandalwood Close, Liverpool L6 5LW	Postponed	
46	50 Buckingham Road, Tuebrook, Liverpool L13 8AZ	Sold After	
47	71 Briarwood Road, Aigburth, Liverpool L17 6DD	Sold	£105,000
48	9b Sandown Lane, Liverpool, L15 8HY	Available At	£80,000
49	Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND	Sold Prior	
50	Apt 3, 27 Lilley Road, Liverpool, L7 0LP	Sold Prior	

51	10 Elmham Crescent, Fazakerley, Liverpool L10 7LH	Sold	£54,000
52	9a Sandown Lane, Liverpool L15 8HY	Available At	£85,000
53	68 Chelsea Road, Litherland, Liverpool L21 8HJ	Withdrawn	
54	33 Holbeck Street, Liverpool L4 2UR	Sold Prior	
55	51 Toft Street, Liverpool L7 2PS	Withdrawn	
56	3 Ashburn Avenue, Kirkby, Liverpool L33 1WA	Sold After	
57	133 Knowsley Road, Bootle, Merseyside L20 4NJ	Withdrawn	
58	16 Preston Grove, Tuebrook, Liverpool L6 4AH	Sold	£61,000
59	19 Jubilee Drive, Liverpool L7 8SL	Sold Prior	
60	58 St. Marys Road, Garston, Liverpool L19 2JD	Sold Prior	
61	97 County Road, Walton, Liverpool L4 3QF	Sold After	
62	5 & 5a Grange Mount, Prenton, Merseyside CH43 4XN	Sold After	
63	117 Green Lane, Stonycroft, Liverpool, L13 7BB	Sold	£87,000
64	96 Holt Road, Liverpool L7 2PR	Withdrawn	
65	11 Norwood Grove, Liverpool, L6 5JU	Sold Prior	
66	Land On East Side Of Duke Street, 27/35 Duke Street, Merseyside CH41 8BT	Sold	£78,000
67	36 Lind Street, Liverpool L4 4EQ	Sold	£34,750
68	111 Duke Street, St. Helens, Merseyside WA10 2JG	Sold After	
69	3 Monastery Road, Liverpool L6 0BH	Sold	£52,000
70	The Clifton Arms Public House, Clifton Road East, Liverpool, L6 4EE	Withdrawn	
71	90 Kensington, Liverpool, L7 8XD	Sold Prior	
72	73 Cranborne Road, Liverpool L15 2HY	Sold	£100,000
73	1 Barkbeth Road, Huyton, Liverpool L36 3TT	Sold After	
74	229 Walton Village, Liverpool L4 6TH	Available At	£40,000
75	471 Mill Street, Liverpool L8 4RG	Sold Prior	
76	44 Marie Curie Avenue, Bootle, Merseyside L30 5RY	Sold After	
77	56 Parbrook Road, Liverpool L36 3XE	Sold	£41,000
78	163 Royal Avenue, Widnes, Cheshire WA8 8HB	Sold	£69,500
79	5 Olive Mount Villas, Mill Lane, Liverpool L15 8LX	Sold	£217,500
80	38 Orwell Road, Liverpool L4 1RQ	Sold	£39,500
81	14 Ashfield, Wavertree, Liverpool L15 1Ez	Sold	£87,000
82	107 Little Heyes Street, Liverpool L5 6SF	Sold Prior	
83	104 Lawrence Road, Liverpool L15 0EG	Available At	£200,000
84	185 Smithdown Road, Liverpool L15 2HD	Sold Prior	
85	74 Bedford Road, Liverpool L4 5PZ	Sold	£48,500
86	8 Cheadle Avenue, Liverpool L13 3AE	Sold	£50,000
87	30 Trentham Road, Kirkby, Liverpool L32 4Ub	Sold	£62,500
88	108 Oakhouse Park, Walton, Liverpool L9 1EP	Postponed	
89	Flat 1, 76 Kensington, Liverpool L7 8XB	Available At	£22,000
90	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	Sold	£75,000
91	6 Woodville Road, Birkenhead, Merseyside CH42 9LY	Sold After	
92	65 Peel Road, Bootle, Merseyside L20 4RN	Sold Prior	
93	44 Pope Street, Bootle, Merseyside L20 4PH	Sold	£30,000
94	62 Church Road West, Liverpool L4 5UF	Withdrawn	

TOTAL REALISATION = £4,221,650

BIDDER'S REGISTRATION AND IDENTIFICATION FORM

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)**LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY**

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

LIST B – EVIDENCE OF RESIDENCE

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed Date

on behalf of Sutton Kersh

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

ORDER OF SALE THURSDAY 11 DECEMBER

FORSALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN [CLICK ON THE ADDRESS TO TAKE YOU TO THE LOT](#)

1	Customs House, 7 Union Street, Liverpool L3 9QX	£175,000+
2	5 Linacre Road, Litherland, Liverpool L21 8NJ	£60,000+
3	16 Brick Street, Newton-le-willows, Merseyside WA12 9PN	£40,000+
4	111 Errol Street, Aigburth, Liverpool L17 7DH	£100,000+
5	4 Winchester Road, Liverpool L6 0BR	£35,000–£40,000
6	15b Danefield Terrace, Mather Avenue, Allerton, Liverpool L19 4TH	£65,000+
7	9 Hartington Road, Toxteth, Liverpool L8 0SD	£115,000+
8	Apt 10, 108 Princes Road, Liverpool L8 8AD	£56,000+
9	Land To The Rear Of 1–29 Kingfield Road, Liverpool L9 3AL	£45,000+
10	113 Poulton Road, Wallasey, Merseyside CH44 9DE	£45,000–£50,000
11	33 Gorst Street, Liverpool L4 0SB	£35,000–£40,000
12	39 Garmoyle Road, Liverpool L15 3HW	£95,000+
13	102 Breck Road, Anfield, Liverpool L4 2RD	£30,000+
14	1 Elm Avenue, Crosby, Liverpool L23 2SX	£450,000+
15	14 Balmoral Road, Fairfield, Liverpool L6 8NE	£150,000+
16	Flat 1, 13 Beech Street, Liverpool L7 0EU	£25,000–£30,000
17	116 Princes Road, Liverpool L8 2UL	£450,000+
18	Land With Full Planning At Long Lane, Walton, Liverpool L9 9AQ	£160,000+
19	694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB	£130,000+
20	22 Harland Road, Birkenhead, Merseyside CH42 0LU	£55,000+
21	6–8 Clarendon Road, Blackpool FY1 6EF	£52,000+
22	71 Walton Vale, Liverpool L9 4RQ	£55,000+
23	Ground Floor Flat, 291 Poulton Road, Wallasey, Merseyside CH44 4BT	£26,000+
24	3 Sydney Street, Liverpool L9 4SW	£35,000+
25	28 Queens Drive, Walton, Liverpool L4 6SH	£85,000+
26	Broseley House, Widnes Road, Widnes, Cheshire WA8 6AH	£90,000+
27	96 Holt Road, Liverpool L7 2PR	£65,000+
28	178 Walton Village, Liverpool L4 6TW	£200,000+
29	110 County Road, Walton, Liverpool L4 3QW	£20,000–£25,000
30	9 Ash Street, Bootle, Merseyside L20 3EY	£50,000+
31	71 Hinton Street, Fairfield, Liverpool L6 3AP	£25,000–£30,000
32	3 Jonville Road, Fazakerley, Liverpool L9 9BG	£65,000+
33	12 Anson Street, Liverpool L3 5NY	£120,000+
34	74 Lawrence Road, Liverpool L15 0EG	£35,000+
35	47 Coleridge Street, Bootle, Merseyside L20 4HB	£25,000+
36	10 Formosa Drive, Liverpool L10 7LE	£65,000+
37	12 Twyford Street, Liverpool L6 0AH	£45,000+
38	18 Queens Road, Birkenhead, Merseyside CH42 1QY	£100,000+
39	The Gateway Hotel, 244–248 Rimrose Road, Bootle, Merseyside L20 4QT	£200,000+
40	The Ramford Public House, Ramford Street, St. Helens, Merseyside WA9 1QE	£80,000+
41	113 Gwladys Street, Liverpool L4 5RW	£47,500+
42	Flat 1, Bruckley House, 70 North Mossley Hill Road, Liverpool L18 8BP	£100,000+
43	10 Berry Street, Bootle, Merseyside L20 8AT	£45,000+
44	46 Lind Street, Liverpool L4 4EQ	£40,000+
45	111 Beatrice Street, Bootle, Merseyside L20 2EG	£40,000–£45,000
46	56–70 Conwy Drive, Liverpool L6 5JP	£40,000+
47	154 Bedford Road, Bootle, Merseyside L20 2DT	£45,000+

ORDER OF SALE THURSDAY 11 DECEMBER

48	Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ	£100,000+
49	34 Downing Road, Bootle, Merseyside L20 9LU	£25,000+
50	64 Akenside Street, Bootle, Merseyside L20 4PZ	£20,000–£25,000
51	Grenville Court, 8–14 and 19–25 Hardy Street, Liverpool L1 5EF	£1,400,000+
52	150 Lawrence Road, Wavertree, Liverpool L15 3HA	£50,000+
53	29 Prestwood Road, Liverpool L14 2EE	£40,000–£45,000
54	24 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH	£55,000+
55	103 Grant Road, Wirral, Merseyside CH46 2RX	£50,000+
56	42 Pigot Street, St. Helens, Merseyside WA10 2EU	£35,000–£40,000
57	31–37 Warbreck Moor, Liverpool L9 4RW	£170,000+
58	71 Florentine Road, Old Swan, Liverpool L13 6SD	£65,000+
59	55 Court Hey Drive, Childwall, Liverpool L16 2NB	£120,000+
60	111 Duke Street, St. Helens, Merseyside WA10 2JG	SOLD PRIOR
61	15 Battenberg Street, Liverpool L7 8RS	£20,000–£25,000
62	16 Ronald Street, Liverpool L13 2AB	£40,000–£45,000
63	21 Toft Street, Liverpool L7 2PS	£50,000+
64	119 Picton Road, Wavertree, Liverpool L15 4LF	£80,000+
65	Flat 5, 13 Beech Street, Liverpool L7 0EU	£20,000–£25,000
66	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	SOLD PRIOR
67	19 Greenlea Close, Whitby, Ellesmere Port CH65 6QA	£100,000+
68	Flat 1, 76 Kensington, Liverpool L7 8XB	£20,000+

Now accepting instructions
for our 12 February auction
Closing date 18 January

James Kersh BSc Hons MRICS
james@suttonkersh.co.uk

Cathy Holt MNAEA
cathy.holt@suttonkersh.co.uk

0870 873 1212



ORDER OF SALE BY TYPE

COMMERCIAL INVESTMENT

- 1 Customs House, 7 Union Street, Liverpool L3 9QX
- 2 5 Linacre Road, Litherland, Liverpool L21 8NJ
- 26 Broseley House, Widnes Road, Widnes, Cheshire WA8 6AH
- 27 96 Holt Road, Liverpool L7 2PR
- 34 74 Lawrence Road, Liverpool L15 0EG
- 39 The Gateway Hotel, 244–248 Rimrose Road, Bootle, Merseyside L20 4QT
- 57 31–37 Warbreck Moor, Liverpool L9 4RW
- 64 119 Picton Road, Wavertree, Liverpool L15 4LF

DEVELOPMENT OPPORTUNITY

- 9 Land To The Rear Of 1–29 Kingfield Road, Liverpool L9 3AL
- 18 Land With Full Planning At Long Lane, Walton, Liverpool L9 9AQ
- 33 12 Anson Street, Liverpool L3 5NY
- 48 Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ

RESIDENTIAL INVESTMENT

- 3 16 Brick Street, Newton-le-willows, Merseyside WA12 9PN
- 7 9 Hartington Road, Toxteth, Liverpool L8 0SD
- 17 116 Princes Road, Liverpool L8 2UL
- 21 6–8 Clarendon Road, Blackpool FY1 6EF
- 23 Ground Floor Flat, 291 Poulton Road, Wallasey, Merseyside CH44 4BT
- 25 28 Queens Drive, Walton, Liverpool L4 6SH
- 28 178 Walton Village, Liverpool L4 6TW
- 42 Flat 1, Bruckley House, 70 North Mossley Hill Road, Liverpool L18 8BP
- 51 Grenville Court, 8–14 and 19–25 Hardy Street, Liverpool L1 5EF
- 55 103 Grant Road, Wirral, Merseyside CH46 2RX
- 61 15 Battenberg Street, Liverpool L7 8RS
- 63 21 Toft Street, Liverpool L7 2PS

VACANT COMMERCIAL

- 10 113 Poulton Road, Wallasey, Merseyside CH44 9DE
- 13 102 Breck Road, Anfield, Liverpool L4 2RD
- 19 694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB
- 22 71 Walton Vale, Liverpool L9 4RQ
- 29 110 County Road, Walton, Liverpool L4 3QW
- 40 The Ramford Public House, Ramford Street, St. Helens, Merseyside WA9 1QE
- 43 10 Berry Street, Bootle, Merseyside L20 8AT
- 60 111 Duke Street, St. Helens, Merseyside WA10 2JG
- 66 Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX

VACANT RESIDENTIAL

- 4 111 Errol Street, Aigburth, Liverpool L17 7DH
- 5 4 Winchester Road, Liverpool L6 0BR
- 6 15b Danefield Terrace, Mather Avenue, Allerton, Liverpool L19 4TH
- 8 Apt 10, 108 Princes Road, Liverpool L8 8AD
- 11 33 Gorst Street, Liverpool L4 0SB
- 12 39 Garmoyle Road, Liverpool L15 3HW
- 14 1 Elm Avenue, Crosby, Liverpool L23 2SX
- 15 14 Balmoral Road, Fairfield, Liverpool L6 8NE
- 16 Flat 1, 13 Beech Street, Liverpool L7 0EU
- 20 22 Harland Road, Birkenhead, Merseyside CH42 0LU
- 24 3 Sydney Street, Liverpool L9 4SW
- 30 9 Ash Street, Bootle, Merseyside L20 3EY
- 31 71 Hinton Street, Fairfield, Liverpool L6 3AP
- 32 3 Jonville Road, Fazakerley, Liverpool L9 9BG
- 35 47 Coleridge Street, Bootle, Merseyside L20 4HB
- 36 10 Formosa Drive, Liverpool L10 7LE
- 37 12 Twyford Street, Liverpool L6 0AH
- 38 18 Queens Road, Birkenhead, Merseyside CH42 1QY
- 41 113 Gwladys Street, Liverpool L4 5RW

- 44 46 Lind Street, Liverpool L4 4EQ
- 45 111 Beatrice Street, Bootle, Merseyside L20 2EG
- 46 56–70 Conwy Drive, Liverpool L6 5JP
- 47 154 Bedford Road, Bootle, Merseyside L20 2DT
- 49 34 Downing Road, Bootle, Merseyside L20 9LU
- 50 64 Akenside Street, Bootle, Merseyside L20 4PZ
- 52 150 Lawrence Road, Wavertree, Liverpool L15 3HA
- 53 29 Prestwood Road, Liverpool L14 2EE
- 54 24 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH
- 56 42 Pigot Street, St. Helens, Merseyside WA10 2EU
- 58 71 Florentine Road, Old Swan, Liverpool L13 6SD
- 59 55 Court Hey Drive, Childwall, Liverpool L16 2NB
- 62 16 Ronald Street, Liverpool L13 2AB
- 67 19 Greenlea Close, Whitby, Ellesmere Port CH65 6QA
- 68 Flat 1, 76 Kensington, Liverpool L7 8XB



Back your bid with a **winning** finance package

Flexible finance for your next property

Whether you're looking to add to your portfolio, or renovate a property to sell, we offer a range of flexible finance options to suit your needs. And our experts are on hand, to help you secure funds as fast as possible.

To find out more call our team on **0161 933 7155**
or visit www.auctionfinance.co.uk  **@AuctionFinance**



Rates from **0.75%***



3, 6, 9 and **12**
month packages



Experts on-hand
at auctions

Working in
association with



Scott Hendry
07778 150 845

Charissa Chang
07540 203 922

Phil Mabb
07808 642 547

Laura Morgan
07714 316 568

Buying at auction. We'll get you moving.

From as little as £225*

You'll want us on your side.

Contact Garry Abrams Solicitor and Auction Specialist

For fast, efficient and competitive
conveyancing, call our team on

0151 236 5000

Garry Abrams: garryabrams@gadllp.co.uk
or Lucy Joel: ljoel@gadllp.co.uk

20 - 24 Mathew Street,
Liverpool, L2 6RE
www.gadllp.co.uk



LOT

1

Customs House, 7 Union Street, Liverpool L3 9QX

COMMERCIAL INVESTMENT

*GUIDE PRICE £175,000+



A substantial Grade II listed four storey Commercial Investment property currently fully occupied and let to Amion Consulting Limited for a term of 5 years from 25th July 2011 at a rental of £22,120 per annum. The property has been refurbished and is in good order throughout benefitting from central heating, original windows and secure CCTV entry system.

Situated In a central location on Union Street in the Business District within walking distance from the Albert Dock and all City Centre amenities.

Basement

Office, Ladies and Gents WCs, Kitchen.

Ground Floor

Main Entrance Hallway, Reception, Rear Office/ Meeting Room.

First Floor

Store Cupboard, Open Plan Office (six stations).

Second Floor

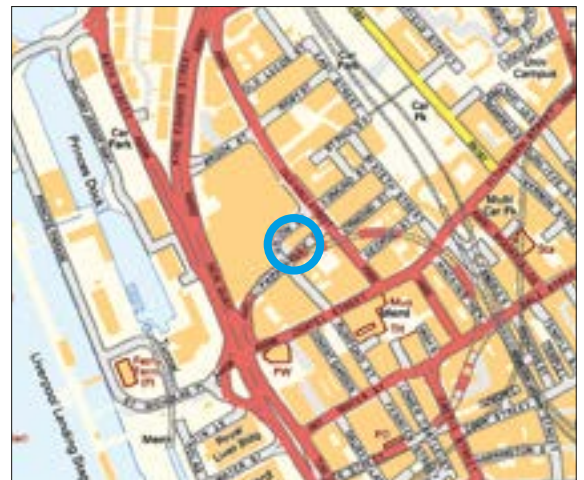
Open Plan Office (six stations).

Third Floor

One Room/Office.

Outside

Bin Yard



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
2**5 Linacre Road, Litherland, Liverpool L21 8NJ**
COMMERCIAL INVESTMENT

*GUIDE PRICE £60,000+



A detached two storey building comprising ground floor office and retail accommodation with further office accommodation above. The property benefits from central heating, UPVC double glazed windows, hard wired fire alarm system, security alarm system and external electric roller shutters. The first floor is currently let producing £2,750 per annum. The property would be suitable for a number of uses, subject to any relevant planning consents.



Not to scale. For identification purposes only

Situated Fronting Linacre Road at its junction with Delta Road approximately 5 miles North of Liverpool city centre.

Ground Floor

Office/retail accommodation, Kitchen, WC.

First Floor

Office accommodation.

Occupational Tenancies

It is understood that the first floor accommodation is currently let to Hebdon Supply Co (credit traders) Limited who are holding over on their lease that expired on the 31st December 2012 at an annual rent of £2,750 per annum

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
3**16 Brick Street, Newton-le-willows, Merseyside WA12 9PN**
RESIDENTIAL INVESTMENT

*GUIDE PRICE £40,000+



A two/three bedroomed middle terraced property currently tenanted by way of an Assured Shorthold Tenancy at a rental income of £4940.00 per annum.



Not to scale. For identification purposes only

Situated between Viaduct Street and Bank Street in an established residential location within close proximity to schooling and Earlestown Train Station.

Ground Floor

Front Living Room, Rear Living Room, Kitchen.

First Floor

Two/three Bedrooms, Bathroom/ WC.

Outside

Rear yard.

EPC Rating D

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
4

111 Errol Street, Aigburth, Liverpool L17 7DH
VACANT RESIDENTIAL

***GUIDE PRICE £100,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

An extended four bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property would then be suitable for occupation, student investment or resale purposes.

Situated Off Aigburth Road in a very popular and well established residential location and within close proximity to local amenities, schooling, Lark Lane and Sefton Park.

Ground Floor

Hall, Lounge, Dining room, Morning room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

One further Bedroom.

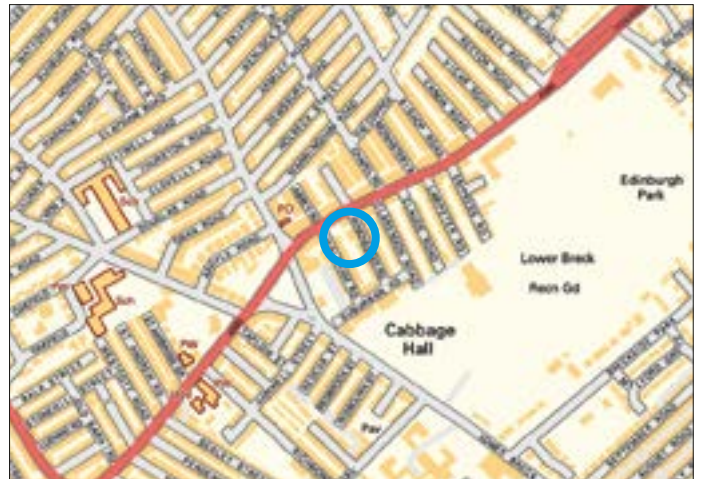
Outside

Rear yard

LOT
5

4 Winchester Road, Liverpool L6 0BR
VACANT RESIDENTIAL

***GUIDE PRICE £35,000–£40,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes, resale or occupation following refurbishment.

Situated Off Townsend Lane within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Rear yard

LOT
6

15b Danefield Terrace, Mather Avenue, Allerton, Liverpool L19 4TH

VACANT RESIDENTIAL

***GUIDE PRICE £65,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant second floor three bedroomed apartment benefiting from double glazing, central heating, secure intercom system and communal gardens. The property would be suitable for occupation or investment purposes.

Not to scale. For identification purposes only

Situated Fronting Danefield Road just off Mather Avenue (B5180) in a popular and well established residential location within close proximity to Allerton Road and Garston Village amenities.

Second Floor Flat

Hall, Lounge, Dining Room, Kitchen, three Bedrooms, Bathroom/WC.

Outside

Communal gardens. on street parking

Ground Floor

Communal Entrance.

LOT
7

9 Hartington Road, Toxteth, Liverpool L8 0SD

RESIDENTIAL INVESTMENT

***GUIDE PRICE £115,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A semi detached property converted to provide four studio apartments benefitting from double glazing, electric storage heaters, gardens front and rear and off road parking. The property is fully let and produces an annual income of £18,000.

Not to scale. For identification purposes only

Situated Fronting Hartington Road off Smithdown Road in an established and popular residential location within easy access to local amenities and a short distance from Liverpool city centre and the Universities.

Flat 2 Lounge/Bedroom, Kitchen and Shower Room/WC

First Floor

Flat 3 Lounge/Bedroom, Kitchen and Shower Room/WC

Flat 4 Lounge/Bedroom, Kitchen and Shower Room/WC

Ground Floor

Main Entrance Hallway

Flat 1 Lounge/Bedroom, Kitchen and Shower Room/WC

Outside

Gardens front and rear. Driveway

LOT

8

Apt 10, 108 Princes Road, Liverpool L8 8AD

VACANT RESIDENTIAL

*GUIDE PRICE £56,000+



Not to scale. For identification purposes only

A one-bedroomed second floor duplex apartment within a Victorian middle terraced property which has been converted to provide 12 apartments in total. The property is in good decorative order throughout and benefits from an intercom system, central heating and a communal car park to the rear. The apartment will be sold fully furnished to include all white goods dishwasher, washing machine and fridge freezer. The potential rental income when let would be in excess of £6,000 per annum which represents a 10.7% yield per annum.

Situated Fronting Princes Road within close proximity to Princes Park, local amenities and transport links and approximately 1 mile from Liverpool city centre.

Stairs to Lower Level
Kitchen/Diner, Utility Room.

Outside

Communal Gardens and Private Parking to the rear

Ground Floor

Main Entrance Hallway

Second Floor Flat

Apartment Hall, Lounge, Bathroom/W.C, Cloakroom, Bedroom.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

9

Land To The Rear Of 1-29 Kingfield Road, Liverpool L9 3AL

DEVELOPMENT OPPORTUNITY

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

A vacant plot of land offered with full planning permission (REF: 13F/0039) to erect a three bedroom detached dwelling with two en-suites and secure access via a private car park and/or adjacent service road. We are advised all main services are available, however potential purchasers should make their own enquiries. It is the part not edged in green on the plan which is being sold.

Situated To the rear of properties 1-29 Kingfield Road near Orrell Park in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles of Liverpool city centre

Plans

Plans are available for inspection at the Auctioneers Office

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
10**113 Poulton Road, Wallasey, Merseyside CH44 9DE**
VACANT COMMERCIAL

*GUIDE PRICE £45,000–£50,000



Not to scale. For identification purposes only

A three storey dormer style middle terrace property together with residential accommodation to the first and second floors. The ground floor unit is fitted out for use as an A5 (Hot Food Takeaway) and consists of chip shop with prep room, stainless steel fitted kitchen and storage to the rear. The property benefits from double glazing, central heating and electric steel roller shutters. The property would be suitable for a number of uses subject to any relevant planning consents.

Situated Fronting Poulton Road close to Birkenhead Rod (A554) which is the main route into Birkenhead. The immediate surrounding area consists of a mixture of residential housing and local and national occupiers.

Ground Floor

Main Sales Area, Prep room, Storage room
Net Internal Area: 60m² (645.8sq ft)

First Floor

Two Rooms, Bathroom/W.C
9.5m² (102sq ft), 20m² (219sq.ft)

Second Floor (Dormer)

One Further room 13.2m² (139sq ft)

Outside

Covered Store room

LOT
11**33 Gorst Street, Liverpool L4 0SB**
VACANT RESIDENTIAL

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

A two bedroomed middle terraced property which until recently was let way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from double glazing and central heating.

Outside

Rear yard.

Note

We have been advised by the vendor that there is a £30,000 grant available from Liverpool City Council to carry out £10,000 external and £20,000 internal repair works. Please contact Eddie at Liverpool City Council with any queries 0151 233 3228

Situated off Blessington Road which in turn is off Walton Breck Road in an established and popular residential location within easy reach local amenities and a short distance into Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/W.C.

First Floor

Two Bedrooms.

LOT
12**39 Garmoyle Road, Liverpool L15 3HW**
VACANT RESIDENTIAL

*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

A three bedroomed end of terraced property benefiting from double glazing and central heating. The property would be suitable for family accommodation or student investment purposes.

Situated Fronting Garmoyle Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

First Floor

Three Bedrooms, Shower/WC.

Outside

Yard to the rear

Ground Floor

Hall, Two Reception Rooms, Kitchen/Diner.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
13**102 Breck Road, Anfield, Liverpool L4 2RD**
VACANT COMMERCIAL

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

A vacant three storey double fronted ground floor retail/office unit together with part first floor storage accommodation. The property benefits from central heating and electric security roller shutters. Following refurbishment the property would be suitable for a number of uses, subject to any relevant planning consents. The remainder of the first floor and the whole second floor have been sold off by way of a long lease at a peppercorn ground rent which is due to expire in 2129.

Situated Fronting Breck Road on the corner of Old Barn Road on a busy main road position approximately 3 miles east of Liverpool city centre.

First Floor**Accommodation** Net internal area 25m² (285sq ft)**Ground Floor****Shop** Area, Kitchen, WC.
Net internal area 113m² (1,216sq ft)

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
14**1 Elm Avenue, Crosby, Liverpool L23 2SX**
VACANT RESIDENTIAL

*GUIDE PRICE £450,000+



A triple bay fronted impressive executive detached property benefiting from many attractive features, majority double glazing, gas central heating, good sized front and rear landscaped gardens, entrance and exit driveway with parking for several vehicles, double garage, swimming pool and sauna. The property is in good order throughout and would be suitable for occupation or re-sale purposes.

Situated In the popular 'Moor Park Conservation Area' off Chestnut Avenue which in turn is off Moor Lane (A656) in a popular and well established residential location within close proximity to Crosby amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Porch entrance, Hallway, Rear Sitting room, Lounge, Dining room, Morning Room, Fitted Kitchen, Utility room. Swimming Pool with Sauna, Shower room, WC, Sitting area, Games room.

First Floor

Five Bedrooms (three with ensuite), Shower room, Separate WC.

Outside

Driveway, Double Garage, Gardens fronts and rear. 30ft swimming pool, jacuzzi and sauna

EPC Rating E



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449



LOT
15**14 Balmoral Road, Fairfield, Liverpool L6 8NE**
VACANT RESIDENTIAL

*GUIDE PRICE £150,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three storey semi detached property converted to provide five one and one two-bedroomed flats. The property benefits from double glazing. There are radiators and pipes in place. However there are no boilers. The property would be suitable for investment purposes and when fully let the potential annual rental income is in excess of £25,000.

Situated Off Prescot Road in a popular and well established residential location within close proximity to local amenities,

Newsham Park and approximately 3 miles from the Liverpool city centre.

Ground Floor

Main Entrance, Hallway

Flat 1 Hall, Living Room, Kitchen, Bedroom, Bathroom/WC.

Flat 2 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

First Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom, Separate WC.

Flat 4 Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Second Floor

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC

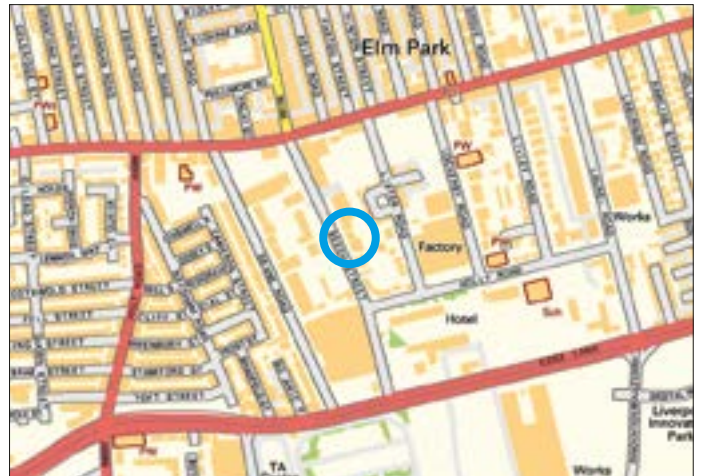
Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside

Gardens front and rear. Driveway

LOT
16**Flat 1, 13 Beech Street, Liverpool L7 0EU**
VACANT RESIDENTIAL

*GUIDE PRICE £25,000-£30,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A spacious one bedroomed flat arranged over ground and lower ground floors benefiting from double glazing and central heating. The property will be sold fully furnished to include all white goods and would be suitable for immediate occupation or investment purposes. When let the potential annual rental income being in excess of £4800.00 per annum.

Situated Off Prescot Road/Kensington in a popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat Utility Room, Bedroom.

Lower Ground Floor

Kitchen, Lounge, Bathroom/WC, Store Room.

Outside

Shared Garden and Driveway.

EPC Rating E

LOT
17**116 Princes Road, Liverpool L8 2UL**
RESIDENTIAL INVESTMENT

*GUIDE PRICE £450,000+

A substantial three storey plus basement Victorian middle terraced property converted to provide five one-bedroomed self contained apartments and five studio apartments. The property has recently undergone extensive refurbishment to include new double glazing, electric storage heaters, new kitchens and bathrooms, new carpeting and secure intercom entry system. There are front gardens and secure rear parking for several cars. The apartments are all brand new and we are advised will be fully let by way of Assured Shorthold Tenancies producing in excess of £60,000 per annum prior to completion.

Situated Fronting Princes Road in a popular residential location within walking distance to Princes Park and within close proximity to the Universities and Liverpool city centre.

Basement

Flat 1 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Flat 2 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Ground Floor

Main entrance hallway, Laundry Room

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Flat 4 Lounge, Bedroom, Kitchen, Bathroom/WC.

Half Landing

Flat 10 Kitchen, Bathroom/WC spiral staircase leading to Bedroom/Lounge

First Floor

Flat 5 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Flat 6 Lounge/Bedroom, Kitchen, Bathroom/WC.

Second Floor

Flat 7 Lounge/Bedroom, Kitchen, Bathroom/WC.

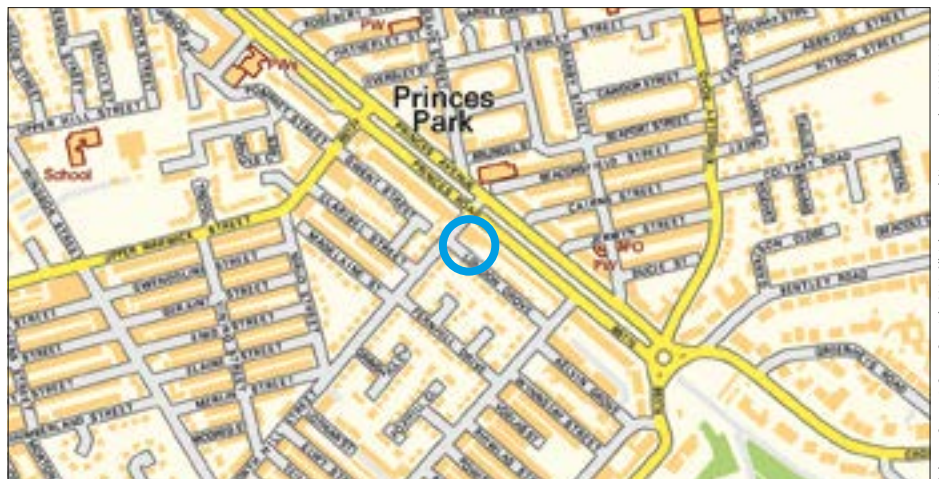
Flat 8 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Third Floor

Flat 9 Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside

Front Garden and rear parking for several cars



Not to scale. For identification purposes only



Ochame Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
18

Land With Full Planning At Long Lane, Walton, Liverpool L9 9AQ

DEVELOPMENT OPPORTUNITY

***GUIDE PRICE £160,000+**



Not to scale. For identification purposes only

A development opportunity comprising a plot of land located on Long Lane benefiting from full planning permission to erect four three-storey town houses, eight two bedroom apartments and two one-bedroom apartments

Situated At the junction of Long Lane and Durley Road in a popular and well established residential location within close proximity of local shopping and schooling amenities.

Planning

Plans are available to view at the auctioneer's office. Liverpool City Council – liverpool.gov.uk Planning reference number 14RM/0792

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
19

694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB

VACANT COMMERCIAL

***GUIDE PRICE £130,000+**



Not to scale. For identification purposes only

The subject premises comprise a large two-storey building of brick construction which is self-contained, with car parking to the rear of the property. It is suitable for a variety of uses, subject to any necessary planning consents and has in the past been used as a gym and showroom. The property benefits from security roller shutters to the front and back. The total area is 5241 sq ft. Both floors are large open plan areas consisting of exposed brick walls, fluorescent strip lighting and boarded flooring. The first floor has an extra partitioned area containing kitchen and WC facilities. The property is secured to the front and back with manual roller shutters covering both doors and windows.

Situated Fronting Liverpool Road (A58) just off Walthew Lane in the popular Platt Bridge District.

Ground Floor

Large Open Plan Area with Kitchen and WCs

First Floor

Large open plan Area

Outside Car parking



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
20**22 Harland Road, Birkenhead, Merseyside CH42 0LU**
VACANT RESIDENTIAL

*GUIDE PRICE £55,000+



A four bedroomed semi detached property benefitting from double glazing, central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes. The property is within walking distance to the local shopping parade and St. Catherine's Hospital.



Not to scale. For identification purposes only

Situated between Church Road and Derby Road in a popular and well established residential location within close proximity to Saint Catherine's Community Hospital and Birkenhead town centre providing easy access via the tunnel through to Liverpool.

First Floor

Four Bedrooms, Bathroom/WC

Outside

Gardens front and rear

Ground Floor

Hall, three Reception Rooms, Kitchen, Utility Room.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
21**6-8 Clarendon Road, Blackpool FY1 6EF**
RESIDENTIAL INVESTMENT

*GUIDE PRICE £52,000+



A three storey four/five bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £7,280.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated fronting Clarendon Road which is off Lytham Road (B5262) in a well established location within close proximity to local amenities and Blackpool Promenade.

First Floor

Three Bedrooms, Bathroom/WC with walk in shower.

Second Floor

One Large Bedroom, one Smaller Cot Room.

Outside

Decked yard to the rear.

EPC Rating E

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
22

71 Walton Vale, Liverpool L9 4RQ
VACANT COMMERCIAL

***GUIDE PRICE £55,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant ground floor retail unit which would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.

Situated Fronting Walton Vale in a prominent and busy main road position approximately 4 miles from Liverpool city centre.

Ground Floor

Ground floor sales area 116.22m²
(1,251sq ft)
Ground floor store area 30.75m²
(331sq ft)

LOT
23

Ground Floor Flat, 291 Poulton Road, Wallasey, Merseyside CH44 4BT
RESIDENTIAL INVESTMENT

***GUIDE PRICE £26,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A ground floor one bedroom flat situated with a middle terraced building arranged over ground and first floors. The property benefits from gas fired central heating. The property is currently let producing £4,784 per annum.

Situated In the heart of Poulton close to the open spaces of central park. Transport links are provided by Birkenhead North rail station and the M53 Motorway (J1) is easily accessible.

Outside

Rear yard.

Contact details

Auction House London
0207 625 9007

Ground Floor

Reception room, Bedroom, Kitchen, Bathroom/WC.



LOT
24**3 Sydney Street, Liverpool L9 4SW**
VACANT RESIDENTIAL

*GUIDE PRICE £35,000+



A two bedroomed middle terraced property benefiting from double glazing. The property would be suitable for occupation, resale or investment purposes following repair and modernisation.



Not to scale. For identification purposes only

Situated Off Walton Vale in an established and popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside
Rear yard

Joint Agents
Core Property Management



Ground Floor
Hall, Through Living room, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
25**28 Queens Drive, Walton, Liverpool L4 6SH**
RESIDENTIAL INVESTMENT

*GUIDE PRICE £85,000+



A five bedroomed semi detached property benefiting from double glazing and central heating. The property is in good condition and is currently let to five students from the 1st August 2014 until 30th June 2015 producing a rental income of £18,000 per annum.



Not to scale. For identification purposes only

Situated Directly fronting Queens Drive close to the flyover and County Road amenities in a popular and well established residential location.

Outside
Yard to the rear.

EPC Rating E

Ground Floor
Hall, Living Room, Dining Room, Kitchen.

First Floor
Five Bedrooms, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
26

Broseley House, Widnes Road, Widnes, Cheshire WA8 6AH

COMMERCIAL INVESTMENT

***GUIDE PRICE £90,000+**

A leasehold retail parade investment and vacant upper floors with current rent reserved £45,350.00 per annum. The property comprises 7 ground floor retail units and approx 26,496sq ft of first and second floor offices, which are suitable for redevelopment subject to the necessary planning consents. There is parking for approximately 65 cars arranged over three car parks. We have been advised drawings have been prepared for conversion of the upper floors to provide 30 apartments (29 two-bedroom and one one-bedroom) which are available for inspection at the auctioneer's office however potential purchasers should make their own enquiries.

Situated Between Kingsway and Widnes Road, adjacent to an ASDA and is easily accessed from the M52. The surrounding area consists mainly of mixed use property predominantly retail and residential.

Outside Parking for approximately 65 cars.

VAT We understand VAT is applicable to the purchase price.

Tenure The property is held by way of a 99 year lease (47 years unexpired) leasehold interest from 31st March 1963 with a ground rent payable of £2,250.00 per annum.

Rental Income The property is currently generating £45,350.00 per annum, however HSBC and UK Screening Solutions are both vacating the premises. When fully tenanted the potential rental income would be in the region of £59,750 with an additional possible income from the upper floors.



Not to scale. For identification purposes only



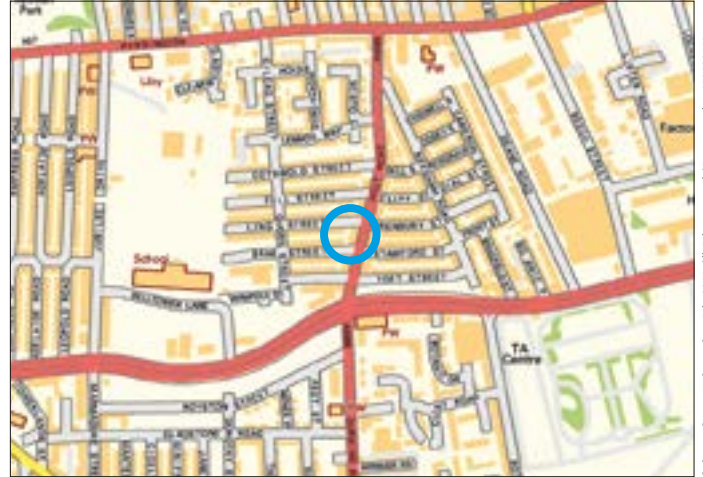
FLOOR	PRESENT LESEE	ACCOMMODATION	LEASE	RENT PA	NOTES
Ground: Unit 1	UK Screening Solutions	26m ² (280 sq ft)	Month to month agreement	£3,000.00	The tenant has served notice to vacate
Ground: Unit 2 & 3	HSBC	276m ² (2,973 sq ft)	—	£16,500.00	The tenants have given notice to terminate on 10th December 2014
Ground: Unit 4	Tazmina Akther	89.3m ² (961 sq ft)	16 July 2011 – 16 July 2016	£6,500.00	—
Ground: Unit 5	Vacant	90.2m ² (971 sq ft)	—	—	—
Ground: Unit 6	Enver Utus & Gulsah Merve Utus	86.5m ² (931 sq ft)	—	£6,750.00	A request has been received for a licence to assign to Messrs Woodrow and McCann which they wish to complete before the end of the month. Solicitors will confirm when this has been completed.
Ground: Unit 7	Mr J Bradley	901.5m ² (9,801 sq ft)	Expires 4th July 2018	£13,500.00	There is an option to break the lease on 5th November 2015. This agreement has not yet been executed and is in solicitors hands.
First Floor	Vacant	1,254m ² (13,508 sq ft)	—	—	—
Second Floor	Vacant	1,205m ² (12,988 sq ft)	—	—	—
Total				£45,350.00	
ERV once fully let				£59,750.00	

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
27

96 Holt Road, Liverpool L7 2PR
COMMERCIAL INVESTMENT

***GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

A three storey end of terrace mixed use property comprising a ground floor Takeaway together with a three bedroom flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and electric steel roller shutters. There are two advertising hoardings also included in the sale producing £612.00 per annum. The whole property is let by way of a 5 year lease from April 2013 producing £9,000.00 per annum.

Situated fronting Holt Road between Edge Lane and Kensington High Street in a popular and established residential location approximately 2.5 miles from Liverpool city centre.

Ground Floor
Shop Main Sales Area, Kitchen, Two Preparation Rooms, WC.

First Floor Flat
Lounge, Kitchen/Diner, Shower/WC.

Cellar
Not Inspected.

Second Floor
Three Bedrooms.

Outside
Yard to Rear

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
28

178 Walton Village, Liverpool L4 6TW
RESIDENTIAL INVESTMENT

***GUIDE PRICE £200,000+**



Not to scale. For identification purposes only

A double fronted middle terraced property converted to provide four one- and one two-bedroomed apartments. We are advised by the vendor that the property has been subject to redevelopment to include a new damp course and cosmetic improvements. The property is in good order throughout and benefits from double glazing, wooden flooring and electric heating. Four of the apartments are let on a 3 year lease producing £16,800 per annum and one apartment is let by way of an Assured Shorthold Tenancy. The total gross annual return is in excess of £21,000.

Situated Fronting Walton Village at its junction with Walton Lane in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor
Flats 3 & 4 Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

Second Floor
Flat 5 Hall, Lounge, Kitchen, two Bedrooms, Shower Room/WC

Ground Floor
Main Entrance Hallway.
Flats 1 & 2 Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

Outside
Yard to the rear

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
29**110 County Road, Walton, Liverpool L4 3QW**
VACANT COMMERCIAL

*GUIDE PRICE £20,000–£25,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A Freehold ground floor retail unit only which is currently trading as a Children's Clothes Shop however will be vacant upon completion. The property would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.

Situated Fronting County Road on a busy main position approximately 3 miles from Liverpool city centre.

Note

The upper floors have been sold off on a 125 year Lease.

Ground Floor

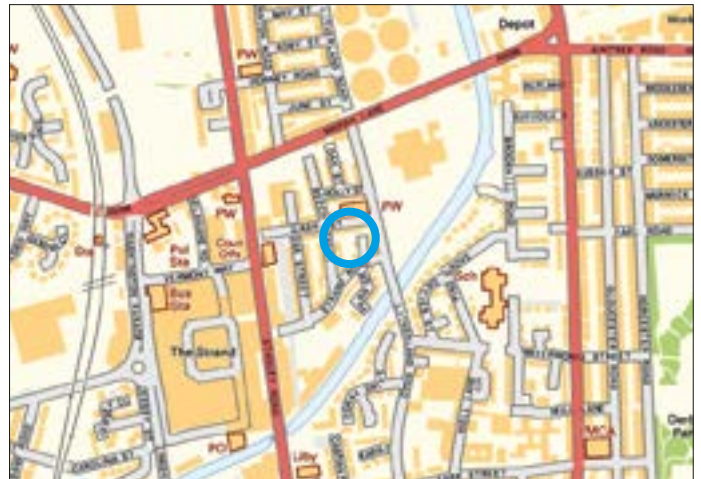
Shop Main Sales Area, Rear Room, Kitchen/WC

EPC Rating D**Outside**

Yard to the rear.

LOT
30**9 Ash Street, Bootle, Merseyside L20 3EY**
VACANT RESIDENTIAL

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant three bedroomed middle terraced property benefiting from a single storey extension to the rear, double glazing and central heating. The property has recently been redecorated, carpeted and is in good order throughout and is suitable for immediate occupation or investment purposes.

Situated Off Litherland Road and Stanley Road in a popular and well established residential location within walking distance to Bootle Strand shopping centre and approximately 3 miles from Liverpool city centre.

First Floor

Three Bedrooms.

Outside

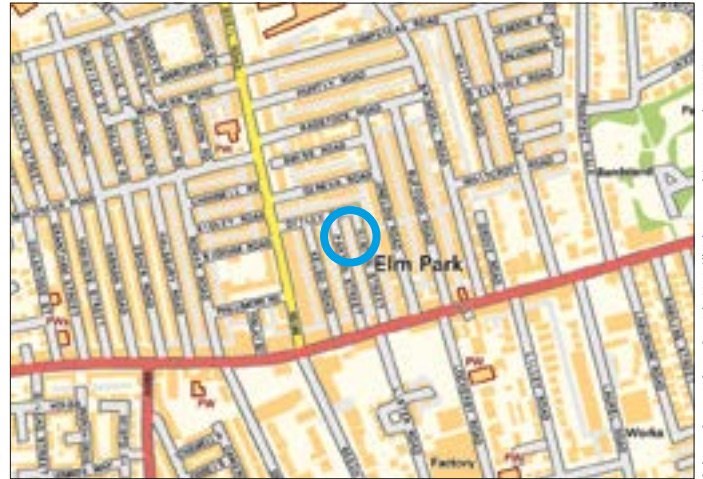
Rear Yard.

EPC Rating D**Ground Floor**

Hall, Through Living Room, Kitchen, Bathroom/WC.

LOT
31**71 Hinton Street, Fairfield, Liverpool L6 3AP**
VACANT RESIDENTIAL***GUIDE PRICE £25,000-£30,000**

A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Just off Sheil Road and Prescot Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor

Two Bedrooms

Outside

Yard to the rear

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
32**3 Jonville Road, Fazakerley, Liverpool L9 9BG**
VACANT RESIDENTIAL***GUIDE PRICE £65,000+**

A three bedroomed end terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

Situated Off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, Walton Vale amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear yard, Outhouse

Joint Auctioneer

Smith Nicholas

Ground Floor

Hall, Through Living Room, Kitchen, Utility Room.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT 33 **12 Anson Street, Liverpool L3 5NY**
DEVELOPMENT OPPORTUNITY

***GUIDE PRICE £120,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant three storey plus basement middle terraced property currently comprising office space. The property benefits from central heating and electric roller shutters. The property also benefits from full planning permission to convert the building to provide six studio apartments suitable for students, each room to include a Shower Room/WC, together with a communal lounge and Kitchen in the basement. Liverpool City Council Planning Application Reference number 14F/0038.

Situated Fronting Anson Street just off Pembroke Place (A5047) in a popular and well established location within walking distance Liverpool city centre.

Second Floor
One Large Room, WC.

Outside
Gated access to rear yard

Ground Floor
Shop Front, 1 Large Room, Rear Room/WC.

First Floor
One Large Room, WC.

LOT 34 **74 Lawrence Road, Liverpool L15 0EG**
COMMERCIAL INVESTMENT

***GUIDE PRICE £35,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A freehold commercial and ground rent investment producing £5,560 per annum. The property comprises a ground floor lock up shop situated within a mid terrace building with a first and second floor flat (sold off) above arranged over ground and two upper floors. The shop benefits from steel roller shutters.

Situated Fronting Lawrence Road on a busy main road position off Gainsborough Road, approx. three miles from Liverpool city centre.

Exterior The property benefits from a rear yard

Joint Auctioneers
Auction House London

Tenure Freehold.



PROPERTY	FLOOR	ACCOMMODATION	TENANCY DETAILS	CURRENT RENT
Shop	Ground & Basement	Shop – Main Sales Area, Rear Room, WC	Let as a hairdressing salon on a FRI Lease for a term of 10 years from 26/6/14 at a rent of £450 per month	£5,400 p.a.
Flat	First & Second	Not Inspected	Leasehold. The property is sold off on a 125 year lease from 27/7/07 (thus approximately 118 years unexpired).	£160 p.a.
Current Rent Reserved £5,560 per annum				

LOT
35**47 Coleridge Street, Bootle, Merseyside L20 4HB**
VACANT RESIDENTIAL

*GUIDE PRICE £25,000+



A vacant three bedroomed end of terrace property which would be suitable for investment purposes following a full upgrade and refurbishment scheme. The property has previously been used as four self contained flats.



Not to scale. For identification purposes only

Situated Off Chaucer Street which is off Marsh Lane (A5098) in a popular and well established residential location within close proximity to local amenities.

Outside
Rear Yard

Ground Floor
Hall, Lounge, Kitchen

First Floor
Three Bedrooms, Bathroom/WC

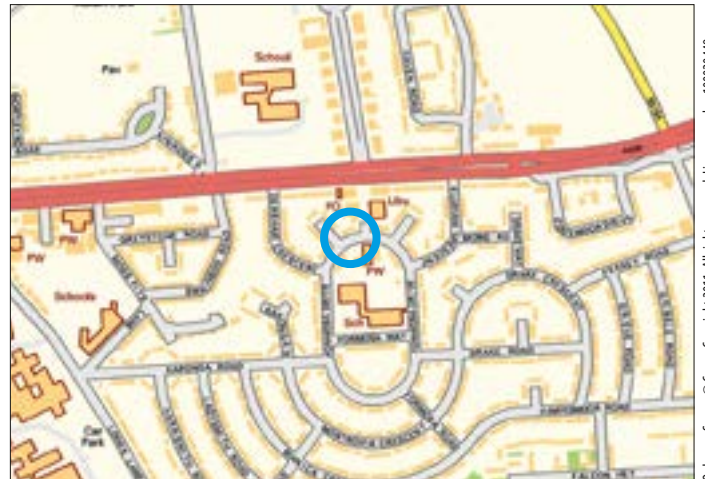
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
36**10 Formosa Drive, Liverpool L10 7LE**
VACANT RESIDENTIAL

*GUIDE PRICE £65,000+



A double fronted three bedroomed detached property benefiting from double glazing, partial central heating and gardens. Following refurbishment the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Just off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, schooling, and Fazakerley Hospital approximately 7 miles from Liverpool city centre.

First Floor
Three Bedrooms, Bathroom, Separate WC.

Outside
Front and rear gardens, Driveway

Ground Floor
Lounge, Dining Room, Kitchen.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
37**12 Twyford Street, Liverpool L6 0AH**
VACANT RESIDENTIAL

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

A three bedroomed middle terrace property benefiting from central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Breck Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside
Rear Yard

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
38**18 Queens Road, Birkenhead, Merseyside CH42 1QY**
VACANT RESIDENTIAL

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

A three storey semi detached property which has been converted to provide three self contained flats. The property benefits from double glazing and central heating and is suitable for immediate investment purposes. The potential annual rental income being in excess of £15,000.

First Floor

Flat 2 Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

EPC Rating Flat 1 D. Flat 2 F. Flat 3 E/F

Second Floor

Flat 3 Hall, Lounge, Bedroom, Kitchen, Bathroom/WC, Store Room.

Outside

Parking to the front and rear yard.

Situated Fronting Queens Road which is off Chester Road (B5136) in Rock Ferry, in a popular and well established residential location within close proximity to local amenities and transport links.

Ground Floor

Entrance Hallway.

Flat 1 Lounge, three Bedrooms, Kitchen, Bathroom/WC, Store Room.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
39**The Gateway Hotel, 244–248 Rimrose Road, Bootle, Merseyside L20 4QT**
COMMERCIAL INVESTMENT

*GUIDE PRICE £200,000+



A Freehold mixed use commercial/residential detached property currently fully let producing a gross income of in excess of £100,000 per annum. To the ground floor there is a public house trading as "The Gateway Hotel" which has the benefit of a 20 year lease from the 19th August 2005 at a current rental of £12,440 per annum. To the upper floors there are 19 bedrooms which are fully HMO compliant (14 ensuite of which seven are registered as self contained). The property has a HMO Licence which has consent for 27 people. All the rooms are fully furnished to a good standard and have fridge/freezer, microwaves and flat screen TVs. The property benefits from double glazing, central heating throughout (with three boilers), laundry room, communal residents lounge, two kitchens and outside veranda. All certificates of compliance are in place and the premises hold a 5 star council rating.

Situated Fronting Rimrose Road on the corner of Knowsley Road on a busy and prominent position opposite The Gladstone and Royal Seaforth Docks approximately 3 miles from Liverpool City Centre.

Note Drawings are available for inspection at the auctioneers office and all other relevant documentation, Certificate of compliances, Licences and Planning (including building regulations approval) will be shown at the time of viewings



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

ACCOMMODATION	OCCUPANCY
Unit 1	Maximum 1 occupant en-suite
Unit 2	Maximum 2 occupants en-suite
Unit 3	Maximum 2 occupants self contained bedsit en-suite
Unit 4	Maximum 2 occupants self contained bedsit en-suite
Unit 5	Maximum 2 occupants self contained bedsit en-suite
Unit 6	Maximum 2 occupants self contained bedsit en-suite
Unit 7	Maximum 2 occupants en-suite
Unit 8	Maximum 2 occupants en-suite
Unit 9	Maximum 2 occupants en-suite
Unit 10	Maximum 1 occupant en-suite

ACCOMMODATION	OCCUPANCY
Unit 12	Maximum 1 occupant
Unit 13	Maximum 1 occupant
Unit 14	Maximum 2 occupants
Unit 18	Maximum 1 occupant
Unit 20	Maximum 1 occupant
Unit 21	Maximum 1 occupant
Unit 22	Maximum 1 occupant en-suite
Unit 24	Self contained bedsit
Unit 25	Self contained bedsit
Unit 26	Bedsit

LOT
40

The Ramford Public House, Ramford Street, St. Helens, Merseyside WA9 1QE
VACANT COMMERCIAL ***GUIDE PRICE £80,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A freehold two storey public house together with a good sized three bed roomed flat above benefitting from central heating and part double glazing. The property is currently let and produces in excess of £10,000 per annum however alternatively it can be purchased with vacant possession. The property would be suitable for a number of uses, to include the possible conversion to provide six/seven one-bedroomed apartments subject to any necessary planning consents.

Situated Fronting Ramford Street on the corner of Hammond Street approximately 1 mile away from St Helens town centre.

First Floor
 Bathroom/WC, Kitchen, Living Room/Diner, three Bedrooms

Basement
 Cellar (Two Rooms)

Outside
 Rear Yard with double gates, smoking area

Ground Floor
 Main Bar Area, Gents and Ladies WCs, Kitchen, Rear Bar/Snooker Room, Store Room

LOT
41

113 Gwladys Street, Liverpool L4 5RW
VACANT RESIDENTIAL ***GUIDE PRICE £47,500+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant middle terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated Off Walton Road in an established residential area within walking distance to Everton Football Club, County Road amenities and approximately 3 miles from Liverpool city centre.

First Floor
 Three Bedrooms

Ground Floor
 Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

Outside
 Yard to the rear

LOT
42

Flat 1, Bruckley House, 70 North Mossley Hill Road, Liverpool L18 8BP

RESIDENTIAL INVESTMENT

***GUIDE PRICE £100,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two bedroom lower ground floor apartment within a traditional mansion house converted to the highest standards, which is currently let by way of an Assured Shorthold Tenancy producing £7,800.00 per annum. The property is in good order throughout and benefits from central heating, secure intercom entry system, together with private and communal gardens.

Not to scale. For identification purposes only

Situated Fronting North Mossley Hill Road which is off Queens Drive (A5058) within a sought after and well established location within close proximity to Allerton Road amenities, Sefton Park and approximately 5 miles from Liverpool city centre.

Lower Ground Floor

Hall, Lounge/Diner, Modern Fitted Kitchen, two Bedrooms (one with en-suite), Bathroom/WC.

Outside

Private Garden Terrace, Communal Gardens, Secure Allocated Parking.

Ground Floor

Communal Entrance.

EPC Rating D

LOT
43

10 Berry Street, Bootle, Merseyside L20 8AT

VACANT COMMERCIAL

***GUIDE PRICE £45,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant commercial L-shaped single unit previously used as offices and meeting rooms. The property benefits from double glazing, central heating, electric roller shutters with secure parking to the side for five cars. The property would be suitable for a number of uses subject to any relevant planning consents.

Not to scale. For identification purposes only

Situated Just off Merton Road on the Berry Street Industrial Estate on the edge of Bootle town centre. Liverpool Freeport is approximately 2 miles from the property and Liverpool city centre is approximately 3 miles to the south.

Outside

Fenced off road parking

Joint Agents

Hitchcock Wright & Partners



Ground Floor

Main Entrance/Reception Area, six Office Rooms, Store Room, Kitchen, WC.

LOT
44

46 Lind Street, Liverpool L4 4EQ
VACANT RESIDENTIAL

***GUIDE PRICE £40,000+**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated Off County Road in a popular residential location within easy access to local amenities and Everton Football Club and approximately 2.5 miles from Liverpool city centre.

First Floor
Two Bedrooms.

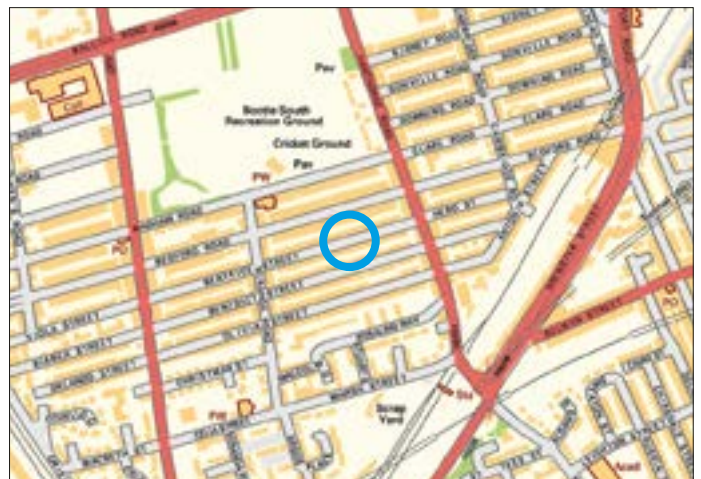
Outside
Yard to the rear

Ground Floor
Lounge/Diner, Kitchen, Shower room/WC.

LOT
45

111 Beatrice Street, Bootle, Merseyside L20 2EG
VACANT RESIDENTIAL

***GUIDE PRICE £40,000–£45,000**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two bedroom mid terrace property benefitting from part double glazing and central heating. The property would be suitable for investment purposes.

Situated Between Hawthorne Road and Stanley Road within close proximity to local amenities and 3 miles from Liverpool city centre.

Outside
Yard

Ground Floor
Hall, Lounge, Dining Room, Kitchen

First Floor
Two Bedrooms, Bathroom/WC

LOT
46

56-70 Conwy Drive, Liverpool L6 5JP
VACANT RESIDENTIAL

***GUIDE PRICE £40,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant detached purpose built block arranged as eight studio flats. Suitable for redevelopment (subject to obtaining all relevant consents). The property comprises a detached purpose built block arranged to provide eight self-contained studio flats over ground and first floors. The property has been affected by fire damage and therefore requires a programme of refurbishment.

Not to scale. For identification purposes only

Situated The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

Tenure
Freehold.

Exterior
The property benefits from communal gardens and parking

Accommodation
The property has not been internally inspected, however we understand each studio to comprise of: Studio Room, Kitchen, Shower Room with WC & Wash Basin

Joint Auctioneers
Auction House London



LOT
47

154 Bedford Road, Bootle, Merseyside L20 2DT
VACANT RESIDENTIAL

***GUIDE PRICE £45,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

An extended four bedroomed middle terraced property benefiting from majority double glazing and central heating (boiler removed). The property would be suitable for occupation, resale or investment purposes following refurbishment and modernisation.

Not to scale. For identification purposes only

Situated Off Hawthorne Road in a popular residential location within close proximity to local shopping amenities, schooling and approximately 4 miles to Liverpool city centre.

First Floor
Three Bedrooms, Bathroom/WC.

Second Floor
One Further Room.

Ground Floor
Hall, Through Living Room, Kitchen/ Diner.

Outside
Yard to the rear

LOT
48**Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ**

DEVELOPMENT OPPORTUNITY

***GUIDE PRICE £100,000+**

A freehold substantial detached property arranged over basement, ground, first and second floors which has previously been used as a health clinic with office accommodation. The property would be suitable for a variety of uses, including further development within the car park area, subject to the necessary consents. The property benefits from full planning permission to convert the building to provide 10 self contained flats. Wigan Council Planning Application Reference A/14/79561 www.wigan.gov.uk.

Situated On the North side of Ince Green Lane at its junction with High Street in a popular and well established location within close proximity to Wigan town centre.

Basement

Not Inspected.

Ground Floor

Reception Area, seven Rooms, four WCs
176.32m² (1,898sq ft)

First Floor

Five Rooms, Kitchen, two WCs, Store
164.71m² (1,773sq ft)

Second Floor

Four Rooms, Kitchen, Shower Room/WC and Bathroom/WC
164.71m² (1,773sq ft)

Total 5,444sq ft.**Outside**

Surface car parking to the side of the premises



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
49**34 Downing Road, Bootle, Merseyside L20 9LU**
VACANT RESIDENTIAL

*GUIDE PRICE £25,000+



A vacant two/three bedroomed middle terrace property which would be suitable for investment purposes following repair and modernisation.



Not to scale. For identification purposes only

Situated Off Hawthorne Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor

Two/three Bedrooms, Bathroom/WC.

Outside

Rear Yard

Ground Floor

Hall, Through Living Room, Kitchen/Diner, Utility Room.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
50**64 Akenside Street, Bootle, Merseyside L20 4PZ**
VACANT RESIDENTIAL

*GUIDE PRICE £20,000-£25,000



A two bedroomed middle terraced property benefitting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Bowles Street which in turn is off Knowsley Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside

Yard to the rear.

Note

The buyers fee for this property will be £650+VAT

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
51

Grenville Court, 8–14 and 19–25 Hardy Street, Liverpool L1 5EF

RESIDENTIAL INVESTMENT

***GUIDE PRICE £1,400,000+**



A residential investment opportunity currently producing in excess of £147,360.00 per annum. The property comprises 24 apartments (eight two bedroom and 16 three bedroom) arranged within four three-storey apartment blocks with six apartments in each block. The property benefits double glazing throughout, electric heating, secure electronic gated access, intercom system and on site car parking. There are balconies to the first and second floors. The property is Leasehold for a term of 999 years from the 25th April 1997.

Situated Just Off Nelson Street in the Heart of China Town in a popular and well established residential location within walking distance to Liverpool city centre.

Accommodation

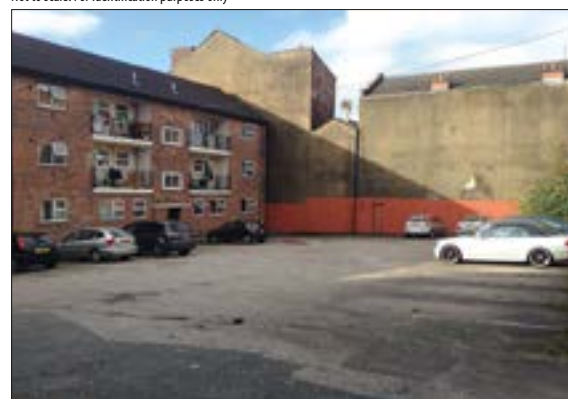
Each flat comprises a Hall, Lounge, Kitchen, two or three Bedrooms, Bathroom/WC

Outside

Secure Electronic Gated on Site Parking



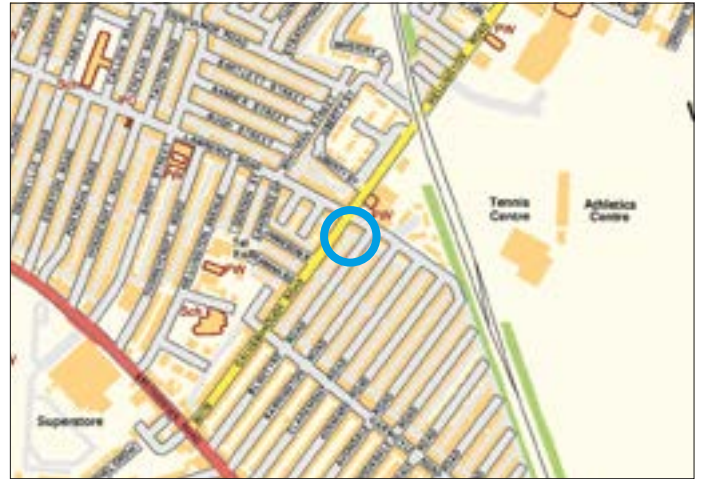
Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

APARTMENT	£	BEDS	TENANT	TENANCY START DATE	TENANCY END DATE
8	£425.00	2 bed	Jorge Sanchez Fernandez	01/06/14	30/11/14
8a	£545.00	3 bed	Monika Gaborek	01/02/12	Periodic
8b	£545.00	3 bed	Kristine Dahl	01/05/14	Periodic
10	£445.00	2 bed	Manuel Infante Borrero	01/10/14	01/03/15
10a	£545.00	3 bed	Lukasz Hecki	02/02/08	Periodic
10b	£545.00	3 bed	Joaquin Elaco	01/10/13	Periodic
12	£445.00	2 bed	Salman Salim	01/02/08	Periodic
12a	£545.00	3 bed	Maigorzata Piech	08/02/08	Periodic
12b	£545.00	3 bed	Shelly Salmon	01/02/14	Periodic
14	£445.00	2 bed	Mei Mei	01/08/13	Periodic
14a	£545.00	3 bed	Andy Zhuobin Liu	08/01/13	Periodic
14b	£545.00	3 bed	Carlos Martin	17/03/14	Periodic
19	£445.00	2 bed	Emmett McLaughlin	02/08/07	Periodic

APARTMENT	£	BEDS	TENANT	TENANCY START DATE	TENANCY END DATE
19a	£545.00	3bed	Steven Boyle	21/08/13	Periodic
19b	£545.00	3 bed	Marien Bravo Perez	01/07/14	31/12/14
21	£445.00	2 bed	Emmett McLaughlin	22/06/12	Periodic
21a	£525.00	3 bed	Daniel Ponce	01/08/13	Periodic
21b	£545.00	3 bed	Hayley Esain	01/07/12	Periodic
23	£445.00	2 bed	Ibrahim Gunduz	01/02/14	Periodic
23a	£545.00	3 bed	Maciej Mendelowski	01/09/13	Periodic
23b	£545.00	3 bed	Rocio Blanco	07/03/14	Periodic
25	£445.00	2 bed	Grafton Straker	01/02/12	Periodic
25a	£545.00	3 bed	Manuel Jimenez Gonzalez	15/11/14	14/05/15
25b	£545.00	3 bed	Wu Bingze	01/10/13	Periodic
Total	£12,240.00				

LOT
52**150 Lawrence Road, Wavertree, Liverpool L15 3HA**
VACANT RESIDENTIAL***GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

A three bedroomed mid terrace property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or student investment purposes.

Situated Fronting Lawrence Road at its junction with Gainsborough Road in a densely populated suburb of Wavertree within easy reach of Smithdown Road and Picton Road amenities and approximately 3 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
53**29 Prestwood Road, Liverpool L14 2EE**
VACANT RESIDENTIAL***GUIDE PRICE £40,000-£45,000**

Not to scale. For identification purposes only

A vacant three bedroomed mid town house benefiting from double glazing, central heating, alarm system, off road parking and gardens front & rear. The property is in good order throughout and would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £6000.

Situated Off Ackers Hall Avenue which is off East Prescott Road (A57) within a popular and well established residential location within close proximity to local amenities.

First Floor

Three Bedrooms.

Outside

Gardens Front & Rear and Driveway

Ground Floor

Lounge, Kitchen/Breakfast Room, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
54**24 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH**

VACANT RESIDENTIAL

*GUIDE PRICE £55,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two bedroomed mid-terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated Just off Windy Arbor Road set back overlooking woodlands in a popular and well established residential location within close proximity to local amenities, Halsnead Park, Stadt Moers Park and a short distance Prescot town centre.

First Floor

Two Bedrooms, Bathroom/WC with walk-in shower

Outside

Yard to the rear

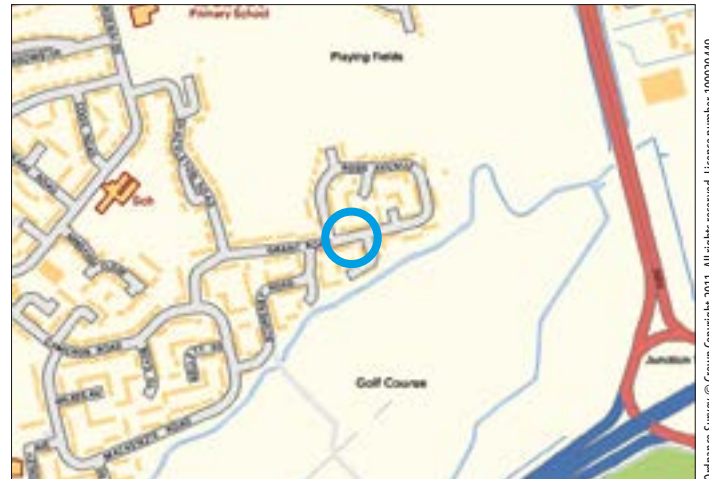
Ground Floor

Porch Entrance, Lounge, Kitchen/Diner.

LOT
55**103 Grant Road, Wirral, Merseyside CH46 2RX**

RESIDENTIAL INVESTMENT

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three bedroomed mid town house property benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy on a 3 year fixed term lease which commenced in November 2013 and produces an annual rental income of £5,400.

Situated On Grant Road which is off Shackleton Road in an established and popular residential location close to Bidston Golf Club.

Outside

Front and rear gardens

Ground Floor

Entrance Hall, Through Lounge, Kitchen

First Floor

Three Bedrooms, Bathroom, Separate WC

ON BEHALF OF A HOUSING ASSOCIATION

LOT
56

42 Pigot Street, St. Helens, Merseyside WA10 2EU

VACANT RESIDENTIAL

***GUIDE PRICE £35,000-£40,000**



Not to scale. For identification purposes only

A two bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes following modernisation.

Situated Between Lyon Street and Boundary Road within close proximity to local amenities.

Outside
Rear yard

Ground Floor
Vestibule, Lounge, Kitchen, Bathroom/WC.

First Floor
Two Bedrooms.

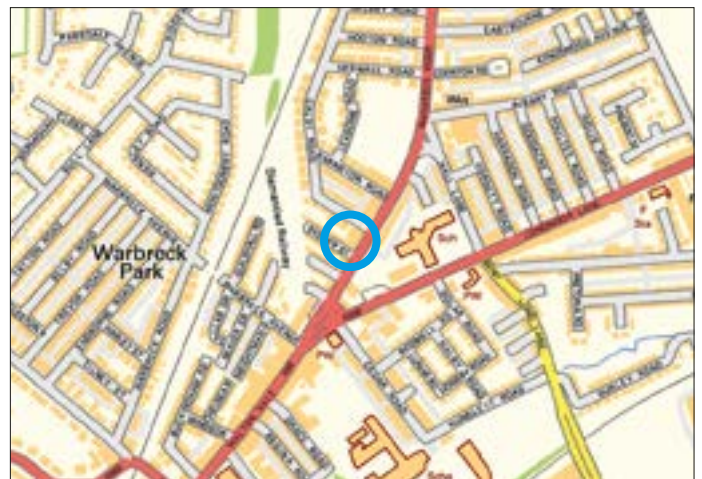
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
57

31-37 Warbreck Moor, Liverpool L9 4RW

COMMERCIAL INVESTMENT

***GUIDE PRICE £170,000+**



Not to scale. For identification purposes only

The property comprises a ground floor public house situated within a semi detached building arranged over basement, ground and two upper floors. The property is currently let producing £33,800 per annum.

Situated Warbreck Moor is an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

Outside
The property benefits from a front seating area and rear yard.

Basement
Not inspected.

Tenancy
The property is currently let for a term of 10 years at a rental of £650 per week

Ground Floor
Bar, Kitchen, Office, W.C and wash Basin.

Joint Auctioneers
Auction House London



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
58**71 Florentine Road, Old Swan, Liverpool L13 6SD**
VACANT RESIDENTIAL

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

A three bedroomed middle terraced property benefiting from double glazing, central heating and a loft conversion. The property would be suitable for immediate occupation, resale or investment purposes.

Situated Off Queens Drive and Scotia Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/W.C

Second Floor

Loft Conversion.

Outside

Yard to the rear, Outhouse

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
59**55 Court Hey Drive, Childwall, Liverpool L16 2NB**
VACANT RESIDENTIAL

*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

A three bedroomed semi detached property benefitting from double glazing, central heating, fitted kitchen to include integrated appliances, front and rear gardens and off road parking. The property is in good condition and would be suitable for occupation, resale or investment purposes. The property is currently tenanted and will be vacant on completion.

Situated Off Court Hey Road which in turn is off Roby Road in an established and popular residential location with easy access to the M62 and Allerton Road amenities.

Ground Floor

Porch Entrance, Hall, Dining Room, Extended Rear Lounge, Kitchen, Lean To Utility Area.

First Floor

Three Bedrooms, Bathroom/W.C.

Second Floor

Attic Room

Outside

Gardens front and rear. Driveway

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
60

111 Duke Street, St. Helens, Merseyside WA10 2JG
VACANT COMMERCIAL

***GUIDE PRICE £25,000–£30,000**



SOLD PRIOR

A mid terraced building comprising a ground floor retail unit and storage accommodation to the first floor. The property benefits from UPVC double glazed windows and electric roller shutters and would be suitable for a number of uses, subject to any relevant planning consents.

Not to scale. For identification purposes only

Situated Fronting Duke Street (A570) between Wilcock Street and Talbot Street, a short distance from St Helens town centre.

Joint Agents
Edward Symmons LLP



Ground Floor

Retail unit, Store, Kitchen
Total Area 694 sq ft (64.51m²)

First Floor

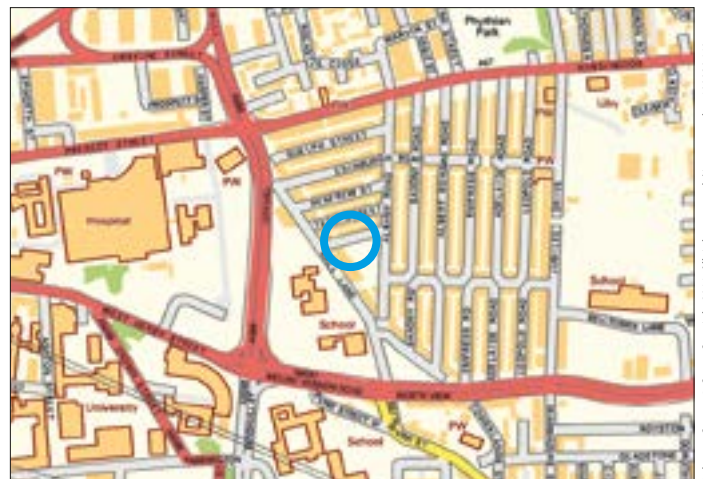
Store Rooms
Total Area 243 sq ft (22.59m²)

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
61

15 Battenberg Street, Liverpool L7 8RS
RESIDENTIAL INVESTMENT

***GUIDE PRICE £20,000–£25,000**



A two bedroomed mid terraced property which is currently let subject to an Assured Periodic Tenancy producing an annual rental income of £2340.00. The property benefits from double glazing.

Not to scale. For identification purposes only

Situated Off Albany Road which in turn is off Kensington High Street in an established and popular residential location approximately 1 miles from Liverpool city centre.

Outside
Yard to the rear

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
62**16 Ronald Street, Liverpool L13 2AB**
VACANT RESIDENTIAL

*GUIDE PRICE £40,000–£45,000



A vacant two bedroomed middle terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Prescott Road (A57) close to its junction with Green Lane in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor

Two Bedrooms.

Outside

Rear Yard

Ground Floor

Through Living Room, Kitchen, Bathroom/WC.

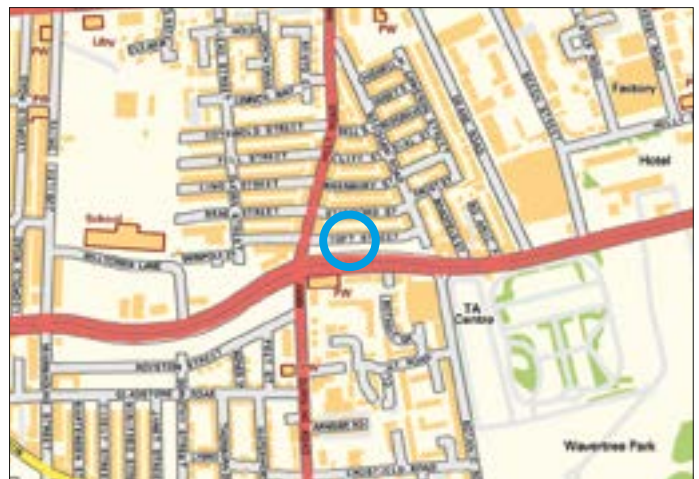
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
63**21 Toft Street, Liverpool L7 2PS**
RESIDENTIAL INVESTMENT

*GUIDE PRICE £50,000+



A two bedroomed mid terraced property benefiting from central heating and partial double glazing. The property is currently let to three students by way of an Assured Shorthold Tenancy producing £10,644 which includes all bills.



Not to scale. For identification purposes only

Situated Off Holt Road in an established and popular residential location approximately 2 miles from Liverpool city centre.

Outside

Yard to the rear.

EPC Rating D**Ground Floor**

Hall, Communal Lounge, one Letting Room, Kitchen.

First Floor

Two Letting Rooms, Shower/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
64**119 Picton Road, Wavertree, Liverpool L15 4LF**
COMMERCIAL INVESTMENT

*GUIDE PRICE £80,000+



A three storey middle terraced mixed use property consisting of a ground floor retail unit together with two one-bedroomed flats above. The ground floor retail unit is currently let by way of a Periodic Tenancy trading as "The Mens Room" at a rental of £5040.00 per annum. The two flats are both currently let by way of Assured Shorthold Tenancies producing £7,800.00 per annum. The property benefits from double glazing and central heating. The total annual rental income being in excess of £12,850.



Not to scale. For identification purposes only

Situated Fronting Picton Road at its junction with Rathbone Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre and walking distance to Picton Sports Centre and the Mystery Park.

Ground Floor

Main sales area, rear room, kitchen, WC

First Floor**Flat 1** Living Room, Kitchen, Bedroom, Bathroom/WC**Second floor****Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC**Outside**

Yard to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
65**Flat 5, 13 Beech Street, Liverpool L7 0EU**
VACANT RESIDENTIAL

*GUIDE PRICE £20,000–£25,000



A spacious one bedroomed third floor flat benefiting from double glazing and central heating. The property will be sold fully furnished to include all white goods and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Prescott Road/ Kensington in a popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Third Floor Flat

Kitchen, Lounge, Bedroom, Bathroom/WC, Store Room.

Outside

Shared Garden and Driveway.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
66

Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX
VACANT COMMERCIAL

***GUIDE PRICE £185,000-£195,000**



SOLD PRIOR

An attractive sandstone faced four storey period Grade II listed building. Internally the property comprises office suites which benefit from high ceilings, sash windows, perimeter heating, category II lighting and decorative coving. The property would be suitable for a variety of uses subject to the necessary consents.

Situated On Hamilton Square at its junction with Argyle Street within Wirral's main commercial centre, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate

surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Not to scale. For identification purposes only

Lower Ground Floor
67.53m² (726.91sq ft)

Upper Ground Floor
64.21m² (691.17sq ft)

First Floor
62.64m² (674.27sq ft)

Second Floor
54.99m² (591.93sq ft)

Third Floor
63.87m² (687.51sq ft)

Total 313.24m² (3,371.79sq ft)

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
67

19 Greenlea Close, Whitby, Ellesmere Port CH65 6QA
VACANT RESIDENTIAL

***GUIDE PRICE £100,000+**



A vacant four bedroomed extended semi detached property benefiting from double glazing, gardens and off road parking. Following refurbishment the property would be suitable for occupation or resale purposes.

Not to scale. For identification purposes only

Situated Just off Underwood Drive which is off Stanney Lane (B5132) in a popular and well established residential location within close proximity to schooling and shopping amenities.

Ground Floor
Hall, Lounge, Kitchen, Dining Area, Conservatory.

First Floor
Four Bedrooms, Shower/WC.

Outside
Gardens, Driveway.

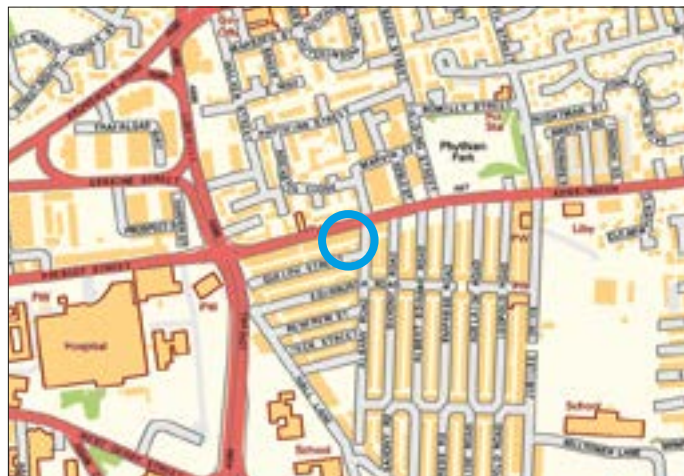
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
68**Flat 1, 76 Kensington, Liverpool L7 8XB**
VACANT RESIDENTIAL

*GUIDE PRICE £20,000+



A one bedroomed ground floor self contained flat within a three storey middle terraced property converted to provide three flats. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated On Kensington High Street at its junction with Albany Road close to local amenities, Royal Liverpool Hospital and Liverpool city centre.

Outside
Communal yard to the rear.

Ground Floor

Main Entrance, Hallway.

Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Now accepting instructions
for our 12 February auction
Closing date 18 January

James Kersh BSc Hons MRICS
james@suttonkersh.co.uk

Cathy Holt MNAEA
cathy.holt@suttonkersh.co.uk

0870 873 1212



TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold. A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).
A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

PROXY BIDDING FORM



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plusVAT upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

.....

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....
.....

Date of signing

TELEPHONE BIDDING FORM



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid(Figures)

10% deposit of maximum bid (£3,000 minimum) enclosed (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel noFax no

Person acting

I attach deposit for 10% (£3,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to:**Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY**

COMMON AUCTION CONDITIONS

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

1. **Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
2. **Auction Conduct Conditions** The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
3. **Sale Conditions** The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Agreed completion date Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

Arrears Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

Arrears schedule The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

Auction The AUCTION advertised in the CATALOGUE.

Auction conduct conditions The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

Auctioneers The AUCTIONEERS at the AUCTION.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue The CATALOGUE to which the CONDITIONS refer including any supplement to it.

Completion Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

Contract The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

Contract date The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

Interest rate If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, if any).

Old arrears ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the BUYER agrees to pay for the LOT.

Ready to complete Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

Sale conditions The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

Sale memorandum The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

Seller The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the SALE CONDITIONS so headed that relate to the LOT.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the SPECIAL CONDITIONS.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

You (and your) Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be dispensed or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each SELLER we have authority to:

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must before leaving the AUCTION:

- (a) provide all information we reasonably need from you to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- The deposit:
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
 - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
- (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

Words that are capitalised have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

G1. The lot

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings.

G1.8 Where CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 				
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.3	The BUYER is entitled that the SELLER subsequently receives in cleared funds.
G2. Deposit		G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.		Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:
G2.1	The amount of the deposit is the greater of:	G5. Transfer			• (a) the BUYER is liable to pay interest; and
	• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:		• (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
	• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).		• (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and		• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G2.2	The deposit		• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.	G10.4	Apportionments are to be calculated on the basis that:
	• (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
	• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G6. Completion			• (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11. Arrears	
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	Part 1 Current rent	
G3. Between contract and completion		G6.3	Payment is to be made in pounds sterling and only by:	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:	G6.4	• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and	G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
	• (a) produce to the BUYER on request all relevant insurance details;		• (b) the release of any deposit held by a stakeholder.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
	• (b) pay the premiums when due;	G6.5	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	Part 2 Buyer to pay for arrears	
	• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;	G6.6	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
	• (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;		Where applicable the CONTRACT remains in force following COMPLETION.	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
	• (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and	G7. Notice to complete		G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
	• (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.	Part 3 Buyer not to pay for arrears	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G7.2	The person giving the notice must be READY TO COMPLETE.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		• (a) so state; or
G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		• (a) terminate the CONTRACT;		• (b) give no details of any arrears.
G4. Title and identity			• (b) claim the deposit and any interest on it if held by a stakeholder;	G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:		• (a) terminate the CONTRACT; and	G12. Management	
	• (a) the BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION.	G8. If the contract is brought to an end	• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
	• (b) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.		• (c) forfeit the deposit and any interest on it;	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
	• (c) if the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.		• (d) resell the LOT; and	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
	• (d) if title is in the course of registration, title is to consist of certified copies of:		• (e) claim damages from the BUYER.		• (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	• (i) the application for registration of title made to the land registry;	G9. Landlord's licence			• (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
	• (ii) the DOCUMENTS accompanying that application;	G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.		• (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
	• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G13. Rent deposits	
	• (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.	G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
	• (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.4	The SELLER must:	G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
	• (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and	G9.5	• (b) enter into any authorised guarantee agreement properly required.		• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;
	• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.		The BUYER must:		• (b) give notice of assignment to the tenant; and
	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		• (a) promptly provide references and other relevant information; and		• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
G4.4			• (b) comply with the landlord's lawful requirements.	G14. VAT	
		G10. Interest and apportionments		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which		

- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration; and
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.2 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts**
- (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 1. The Deposit**
 - 1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- 2. Buyer's Administration Charge**
 - 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.
- 3. Extra Auction Conduct Conditions**
 - 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.

COMMERCIAL PROPERTY AND PROFESSIONAL SERVICES

Auctions – Liverpool

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

3 Belgrave Gardens
St Johns Wood
London NW8 0QY
Tel: +44(0)20 7625 9007
info@auctionhouselondon.co.uk

Commercial Property

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9339
commercial@suttonkersh.co.uk

Building Surveying

Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Mortgages

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 280 0407
mortgages@suttonkersh.co.uk

Surveys & Valuations

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Block Management

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 482 2555
management@suttonkersh.co.uk

RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

Residential Lettings Head Office

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 482 2566

Residential Lettings City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 236 3755

Residential & Commercial Allerton & South Liverpool

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk

City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk

West Derby & Central Liverpool

18 West Derby Village
Liverpool L12 5HW
Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk

Allerton & South Liverpool Lettings

11 Allerton Road
Liverpool L18 1LG
Tel: 0151 482 2594
allertonlettings@suttonkersh.co.uk

SuttonKersh

2 Cotton Street
Liverpool L3 7DY